

Notice for the Midwest City Council meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

## City of Midwest City Council Minutes

August 22, 2023

This meeting was held in the Midwest City Council Chamber at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:02 PM with following members present:

Ward 1 Susan Eads (arrived at 6:05PM)	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne		City Clerk Sara Hancock
Ward 3 Rick Dawkins		City Attorney Don Maisch

Absent: Councilmembers Sara Bana and Rick Favors

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by City Clerk Sara Hancock. City Manager Tim Lyon gave community-related announcements and comments.

CONSENT AGENDA. Byrne made a motion to approve the consent agenda with exception of Items 15 and 16, seconded by Reed. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

1. Discussion, consideration and possible action approving the July 25, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: General Gov't Sales Tax Fund, expenditures/City Manager (01) \$26,341; expenditures/Personnel (03) \$12,474; expenditures/Community Development (05) \$356,404; expenditures/Park & Rec (06) \$30,358; expenditures/Street (09) \$326,258; expenditures/Animal Welfare (10) \$36,000; expenditures/General Gov't (14) \$546,406; expenditures/Neighborhood Svcs (15) \$7,000; expenditures/I.T. (16) \$115,086; expenditures/Swimming Pools (19) \$12,914; expenditures/ Communications (20) \$6,000; expenditures/Senior Center (55) \$109,087. Street & Alley Fund, expenditures/Street (09) \$243,142. Technology Fund, expenditures/General Gov't (14) \$66,408. Street Light Fee Fund, expenditures/General Gov's (14) \$80,000. Reimbursed Projects Fund, expenditures/Community Development (05) \$50,000; expenditures/Park & Recreation (06) \$40,985; expenditures/Street (09) \$74,000; expenditures/Animal Welfare (10) \$144; expenditures/General Gov't (14) \$6,996; expenditures/Neighborhood Services (15) \$277; expenditures/MWC Parks (23) \$57,416; expenditures/Engineering & Const Svcs (24) \$64,429; expenditures/John Conrad Regional Golf (47) \$100,000. Police Capitalization Fund, expenditures/Police Department (62) \$497,289. Police State Seizures Fund, expenditures/Police Department (62) \$4,530. Special Police Projects Fund, expenditures/Police Department (62) \$2,142. Jail Fund, expenditures/Police Department (62) \$9,414. Fire Capitalization Fund, expenditures/Fire Department (64) \$473,053. MWC Welcome Center Fund, expenditures/Tourism (74) \$46,000. Dedicated Tax 2012 Fund, expenditures/Park & Rec (06) \$232,273; expenditures/Street (09) \$172,932; expenditures/Parks (23) \$539,355; expenditures/Streets (66) \$188,704; expenditures/Economic (87) \$73,452. Emergency Oper Fund, expenditures/Emergency Oper Fund (21) \$76,410. Public Works Fund, expenditures/Public Works (30) \$231,111. Fleet Fund, expenditures/Fleet (25) \$346,536. Surplus Property Fund,

expenditures/Surplus Property (26) \$3,375. Activity Fund, expenditures/Recreation (78) \$24,811. Park & Recreation Fund, expenditures/Park & Rec (06) \$172,321; expenditures/MWC Parks (23) \$100,000. CDBG Fund, expenditures/Grants Management (39) \$102,546. Grant Fund, expenditures/Emergency Oper Fund (21) \$8,936; expenditures/Capital Improvements (57) \$150,000. Capital Improvements Fund, expenditures/Capital Improvements (57) \$939,290. Downtown Redevelopment Fund, expenditures/29th Street (92) \$349,088. Animals Best Friend Fund, expenditures/Animal Welfare (10) \$6,513. 2002 G.O. Street Bond Fund, expenditures/Street Bond (69) \$66,045. 2018 Election GO Bonds Fund, expenditures/Park & Rec (06) \$30,349; expenditures/Street (09) \$4,212,201; expenditures/Animal Welfare (10) \$1,124; expenditures/General Gov't (14) \$1,548,588; expenditures/Fire (64) \$13,929; expenditures/29th Street (92) \$24,041. 2018 Election GO Bonds – Proprietary Fund, expenditures/JC Regional Golf (47) \$1,632. 2022 Issue G.O. Bond Fund, expenditures/MWC Fire Department (64) \$1,212,875.

3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Improvements Fund, revenue/Miscellaneous (00) \$5,110; expenditures/Capital Improvements (57) \$5,110. Police Fund, expenditures/Police (62) \$55,662. Grants Fund, revenue/Intergovernmental (21) \$10,000; expenditures/ Transfers Out (21) \$10,000; revenue/Intergovernmental (41) \$59,531; expenditures/Transfers Out (41) \$59,531; revenue /Intergovernmental (57) \$500,000; revenue/Intergovernmental (62) \$64,677; revenue/Transfers In (62) \$1,268; expenditures/ Police (62) \$53,043. Emergency Operations Fund, revenue/Transfers In (00) \$10,000. Police Impound Fees Fund, expenditures/ Transfers Out (62) \$1,268. 2018 Election G.O. Bond Fund, expenditures/Street (09) \$10,000.
4. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055230312 from the State Department of Environmental Quality for the S.E. 29th Street and Douglas Boulevard Apartments, Midwest City, Oklahoma.
5. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055230311 from the State Department of Environmental Quality for the S.E. 29th Street and Douglas Boulevard Apartments, Midwest City, Oklahoma.
6. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055220681 from the State Department of Environmental Quality for the subdivision Turtlewood 7th Addition, Midwest City, Oklahoma.
7. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055220680 from the State Department of Environmental Quality for the subdivision Turtlewood 7th Addition, Midwest City, Oklahoma.
8. (TS-451) Discussion, consideration, and possible action of recommending the installation of NO PARKING signs along and underneath the I-40 overpass at Sooner Road.
9. Discussion, consideration, and possible action of approving Change Order #04 with the Oklahoma Department of Transportation for TAP-255D(510)AG, State Job Number 33269(04), Rail with Trail for \$97,359.49.
10. Discussion, consideration, and possible action of accepting a Permanent Utility Easement for the construction of a public sanitary sewer main extension located adjacent to the north side of the S.E. 29th Street Apartments. The easement is located within the corporate limits of the City of

Midwest City, located in the Southwest Quarter of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

11. Discussion, consideration, and possible action of awarding a bid and entering into a contract for the Well 24 Watermain Relocation Hidden Creek Golf Course at 3210 Belaire Drive with Jam Construction, for a total amount of \$176,750. City Council delegates the Mayor to sign and execute the contract.
12. Discussion, consideration, and possible action to approving a General Mutual Cooperation Agreement between the City of Midwest City and the Board of County Commissioners of Oklahoma County for the repaving and rehabilitation of Jim White Drive, Midwest City, Oklahoma at an estimated cost for the City of \$185,272.85.
13. Discussion, consideration and possible action of approving a FY 23-24 agreement for transit service in the amount of \$219,013 with the Central Oklahoma Transportation and Parking Authority (COTPA) for the provision of EMBARK Route 15 bus service in Midwest City.
14. Discussion, consideration, and possible action of amending Ordinance Number 3493, for PC-2122 due to a scrivener's error.
17. Discussion, consideration, and possible action of declaring city vehicle 42-02-24, a 2021 Chevrolet Colorado, VIN number 1GCGSBEAXM1101746 with total loss value of \$27,345.00 minus our \$500 deductible for a total of \$26,845.00, surplus to OMAG.
15. **Discussion, consideration, and possible action of appointing Mrs. Avis Bonner to the Midwest City Historical Society as the Ward 5 representative for a three-year term ending August 18, 2026.**

Byrne addressed the Council. Byrne made a motion to approve appointment with the first official meeting will be the start of term, seconded by Dawkins. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

16. **Discussion, consideration, and possible action of appointing Mr. Marcus Hayes to the Midwest City Arts Council as the Ward 5 representative for a three-year term ending August 18, 2026.**

Byrne addressed the Council. Byrne made a motion to approve appointment with the first official meeting will be the start of term, seconded by Dawkins. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

#### DISCUSSION ITEMS.

1. **Public Hearing, discussion, consideration, possible action, to provide information and answer questions, pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the amendment to the provisions of the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma ("Increment District Number Three"): (i) to provide \$450,000 in development financing assistance to American Glass, Inc. ("AGI") in connection with the development of a new headquarters and manufacturing facility to be located in the Soldier Creek Industrial Park, 7450 NE 23rd Street; (ii) to provide funds in the amount of \$5,600,000**

**for the construction of utility Improvements to serve the 102,488 square foot Centrillum Protein Plant, located at approximately 7210 NE 36th Street with such facilities to be operated by Centrillum Protein, Inc. an Oklahoma Corporation (“Centrillum”); (iii) to provide funding for rail line improvements in the amount of \$3,000,000 to serve the Centrillum site and reduce its cost of interstate transport and to serve the Soldier Creek Industrial Park and the AGI site; and (iv) to fund \$750,000 for public improvement projects in the NE 23rd Street corridor.**

Byrne and Coleman addressed the Council. Dan McMahan, Legal Counsel, presented information. No Action Needed.

- 2. (PC-2149) Tabled from the July 25, 2023 City Council Meeting, public hearing, discussion, consideration, and possible action of approval of the Replat of all of Lots 3 & 4 in Block 1 of Friendly Acres Addition, being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven (11) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma County, Oklahoma.**

Richey addressed the Council. Byrne made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Reed, and Dukes. Nay: none. Abstain: Dawkins. Absent: Bana and Favors. Motion Carried.

- 3. (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”) and a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD) to Manufactured Home (“MH”), for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110.**

Richey addressed the council. Byrne made a motion to deny, seconded by Reed. Voting Aye: Eads, Byrne, Reed, and Dukes. Nay: none. Abstain: Dawkins. Absent: Bana and Favors. Motion Carried.

- 4. (PC-2151) Public hearing, discussion, consideration, and possible action of Resolution 2023-24 to amend the Comprehensive Plan from Office/Retail (“OR”) to Medium Density Residential Land Use (“RMD); and Ordinance 3530 to redistrict from Restricted Commercial District (“C-1”) to Medium Density Residential (“R-MD”), for the property described as a part of the Southeast Quarter (SE ¼) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as Kanaly 2nd Douglas BL Addition; Block 2; Lots 5, 6, 7, and 8.**

Richey and applicant Andres Goodman addressed Council. Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

- 5. Discussion, consideration, and possible action approving the Integrated Supply Agreement with NAPA for onsite turnkey vehicle and equipment parts operation for FY 23-24 with optional annual renewal for four (4) additional one-year periods at an approximate yearly cost of \$900,000.**

Lyon addressed the council. Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

**6. Discussion, consideration, and possible action of amendment #2 for Professional Services with Freese and Nichols, Inc. in the amount of \$102,645 to provide services to further the Assessment of the Current Sanitary Sewer System – Future Capacity Needs – Phase 1.**

Lyon addressed the Council. After discussion, Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

**7. Discussion, consideration, and possible action of Resolution 2023-25 to declare a moratorium for new construction and new development that will connect to the Midwest City Wastewater Collection System that serves a portion of the East side of Midwest City.**

Maisch, Lyon, and Streets addressed Council. After discussion, Eads made a motion to approve, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.


NEW BUSINESS/PUBLIC DISCUSSION.

The following citizens addressed Council: Glenn Goldschlager of 1409 Evergreen Cir. and Troy Teel of 1128 Sunvalley Dr.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 7:06 PM.

ATTEST:

  
MATTHEW D DUKES II, Mayor

  
Acting City Clerk, Susan Mullondore

Notice for the Midwest City Municipal Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

## Midwest City Municipal Authority Minutes

August 22, 2023

This meeting was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 7:06 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne		Secretary Sara Hancock
Trustee Rick Dawkins		Authority Attorney Don Maisch

Absent: Trustees Sara Bana and Rick Favors

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Dawkins. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

1. Discussion, consideration and possible action approving the July 25, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$220,000. Storm Water Quality Fund, expenditures/Storm Water (61) \$132,250. Cap Water Imp – Walker Fund, expenditures/Capital Water Imp (49) \$424,116. Const Loan Payment Rev Fund, expenditures/Water Department (42) \$3,057,752. Sewer Construction Fund, expenditures/Sewer Construction (46) \$10,040. Utility Services Fund, expenditures/Utility Services (50) \$33,508. Cap. Sewer Imp. – Stroth Fund, expenditures/Sewer Improvements (44) \$399,721. MWC Sanitation Department Fund, expenditures/Sanitation Department (41) \$1,034,963. MWC Water Department Fund, expenditures/Water Department (42) \$288,925. MWC Sewer Department Fund, expenditures/Sewer Department (43) \$764,951. FF&E Reserve Fund, expenditures/Hotel/Conf Center (40) \$287,976. John Conrad Regional Golf Fund, expenditures/John Conrad Regional Golf (47) \$2,000.
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Sewer Improvements Fund, expenditures/Sewer Improvements (44) \$41,691. Water Fund, expenditures/Water (42) \$10,667. Sanitation Fund, revenue/Transfers In (41) \$59,531. Capital Water Improvements Fund, expenditures/Capital Water Improvements (49) \$220,000.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:06 PM.

ATTEST:

  
Susan Mullendore, Secretary (Acting)

  
MATTHEW D. DUKES II, Chairman

Notice for the Midwest City Memorial Hospital Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

## Midwest City Memorial Hospital Authority Minutes

August 22, 2023

This meeting was held in Midwest City Council Chamber at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 7:07 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne		Secretary Sara Hancock
Trustee Rick Dawkins		Authority Attorney Don Maisch

Absent: Trustees Sara Bana and Rick Favors

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Dawkins. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

1. Discussion, consideration and possible action approving the July 25, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$21,800,351.

### DISCUSSION ITEMS.

1. **Discussion, consideration and possible action to approve a resolution declaring 2818, 2820 and 2824 Parklawn DR (a/k/a ± 68,198 ft.<sup>2</sup> located in the South Half of the Southeast Quarter of Section 34, Township 12 North, Range 2 West, I.M.) as surplus; and exchanging said property with SSM Healthcare of Oklahoman, Inc. for 601 National Ave (a/k/a ± 72,310 ft.<sup>2</sup> located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 12, North Range 2 West, I.M. No Action Taken.**
2. **Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. No Action Taken.**

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

At 7:07 PM Eads made a motion to recess, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

At 7:10 PM Reed made a motion to reconvene, seconded by Eads. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

EXECUTIVE SESSION.

1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to discuss the purchase or appraisal of the real property located within the City near 8800 - 8832 SE 29th ST (a/k/a +/- 13.28 acres located in the NE/4, NE/4, Sec. 14, T11N, R02W, I.M., Oklahoma County, OK); and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session.

At 7:12 PM Eads made a motion to enter into executive session, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana, Favors. Motion Carried.

At 7:29 PM Reed made a motion to return to open session, seconded by Eads. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

Eads made a motion to proceed as discussed, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

ADJOURNMENT.

There was no further business, Chairman Dukes adjourned the meeting at 7:29 PM.

ATTEST:

  
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Susan Mulendore, Secretary (Acting)

  
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MATTHEW D. DUKES II, Chairman